



City of Middletown

Department of Planning, Conservation & Development

245 deKoven Drive
Middletown, CT 06457
www.MiddletownPlanning.com

MEMORANDUM

TO: The Middletown Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner

A handwritten signature in blue ink, appearing to read "Marek Kozikowski".

DATE: February 5, 2021

RE: **CGS 8-24 Referral (GS 8-24-1)**
Open Space & Agricultural Land Acquisition
Bysiewicz- South Plumb Road

Proposal

The City of Middletown submitted a request for a favorable report for the acquisition of property totaling 39.7 acres located 07-0334 South Plumb Road/ East Street, a portion of 124 South Plumb Road, 07-0329 South Plumb Road and 07-0330 South Plumb Road for the purpose of open space preservation and agricultural use pursuant to Connecticut General Statutes 8-24.

Properties

The property at 124 South Plumb Road contains 10.58 acres in the R-30 Zone. It is a through lot with 456.46 ft of frontage on South Plumb Road and 72.59 ft of frontage on North Plumb Road. The property is improved with a single-family dwelling, detached garage, driveway, septic system, well, lawns, and other associated improvements. The driveway extends south from the dwelling to South Plumb Road. The property contains excess land that is partially wooded and partially cultivated land.

The lot lines will be modified to convey and combine 7.2 acres of this property to the adjacent property at 07-0334. The remaining 3.4 acre parcel containing the house is not part of the acquisition. A new driveway will be constructed with a curb cut on Plumb Road (North)

The properties at 07-0329 and 07-0330 South Plumb Road contain 3.67 ac and 0.69 ac receptivity and both contain mature forest land with frontage on South Plumb Road. This frontage is on a paper street with no road constructed with it.

The property at 07-0334 South Plumb Road/East Street is actually comprised of two pieces of land. The eastern portion contains 20 acres of which about 19 acres is cultivated land available for agricultural use. The western piece contains 8.2 acres that is heavily wooded.

In total the acquisition comprises of a 39.7 acre acquisition containing 19 acres of cultivated land ready for agricultural use and 20.7 acres of maturely forested land directly adjacent to Smith Park.

Commission on Conservation and Agriculture

On June 2, 2020 the Commission on Conservation and Agricultural reviewed the potential acquisition and moved to seek an appraisal after the Open Space Acquisition Committee recommended pursuing this property. The property ranked in the top tier of potential acquisitions after they ranked all open space inquiries move to pursue the open space acquisition.

2020 Plan of Conservation and Development

The acquisition is consistent with the 2020 Plan of Conservation and Development in the following ways:

- Supports the goal to integrate parks, trails, and open spaces into an integrated unified green corridor system as is will protect and contribute nearly 20 acres to the Metacomet Greenway and provides opportunity to extend the trail network in Smith Park eastward towards East Street.
- Supports the goal to preserving natural resources and open spaces, which includes 20 ac of matured forested land containing a small watercourse. The property ranked highly by the Open Space Acquisition Committee of the Commission on Conservation and Agriculture.
- Supports the goal of protecting and use of prime agricultural land by protecting 19 ac of prime agricultural soils from single-family residential development.

